

**Public Hearing Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: September 25, 2003 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Thursday, September 25, 2003**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

**BUSINESS MEETING:**

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of August 13, 2003 and August 28, 2003.
2. Receive and file the Financial Report for the period ending July 31, 2003 and August 31, 2003.

**II. REGULATORY MATTERS:**

3. S-17-2003 Property located at 820 Wellington Road, an application to subdivide property to create a total of nine (9) lots (8 single family building lots) and consolidate land with adjacent lot – NHB & Remodelers  
**Public Hearing Held: 07/10/2003**  
**Deadline for Action: 12/04/2003(Extended)** **[Remain Tabled]**
4. S-31-2003 Property located at 220 Hackett Hill Road, an application for subdivision to create a street right-of-way and lot line adjustment without creating new building lots – Manchester Housing & Redevelopment Authority  
**Public Hearing Held: 09/11/2003**  
**Deadline for Action: 11/06/2003** **[Recommendation Enclosed]**
5. SP-13-2003 Property located at 1300 S. Porter Street (Extension), an application for site plan approval for the construction of a 150,000 sq. ft. retail furniture store with parking Furniture World for Gutierrez Co.  
**Public Hearing Held: 07/10/2003 & 08/13/2003**

**Deadline for Action: 11/06/2003(Extended) [Remain Tabled]**  
**[New Pubic Hearing to be scheduled]**

6. SP-16-2003 CU-15-2003 Property located at 310 Second Street, an application for site plan approval for the construction of a 3,680 sq. ft. restaurant with parking (Wild Willy's – Peter Stahl for James S. McDowell)  
**Public Hearing Held: 08/13/2003**  
**Deadline for Action: 10/09/2003 [Report to be provided]**
7. SP-20-2003 Property located on 98 Willow Street, an application for site plan approval to construct parking and provide landscape improvemens – Flying Horse Realty  
**Public Hearing Held: 09/11/2003**  
**Deadline for Action: 11/06/2003 [Recommendation Enclosed]**
8. PD-09-2003 SP-19-2003 Property located at 1250 South Willow Street, an application for site plan approval to construct a 2,490 sq. ft. truck sales office and a 3,000 sq. ft. parts storage building – CLD, Inc. for Gerard J. Montembeault  
**Public Hearing Held: 08/13/2003**  
**Deadline for Action: 10/09/2003 [Staff Report Enclosed]**

### **III. OTHER BUSINESS ITEMS:**

9. Application by David and Darlene Desmarais for voluntary merger of two (2) contiguous parcels at 226 Highland Street, Tax Map 0088, Lot 2, tracts one and two. **M-16-2003**
10. Application by Renaissance 7 Limited Partnership for voluntary merger of two (2) contiguous parcels at 25 Brook Street and 15-19 Temple Court, Tax Map 8, Lots 24 and 25. **M-17-2003**

### **IV. INFORMATIONAL ITEMS:**

11. Determination of Regional Impact. **[To be distributed at meeting]**
12. Discussion of proposed lighting regulations. **[See Enclosed]**

### **V. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.**